033.0	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	626,900 / 626,900
					USE VALUE:	626,900 / 626,900
					ASSESSED:	626,900 / 626,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		MICHAEL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	THOMAS SEAN M
Owner 2:	THOMAS MELODY W
Owner 3:	
Street 1:	28 MICHAEL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ANDERSON JAMES H & IRENE V -
Owner 2:	LIFE ESTATE -
Street 1:	28 MICHAEL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,680 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1939, having primarily Vinyl Exterior and 1482 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4680.000	268,200		358,700	626,900
Total Card	0.107	268,200		358,700	626,900
Total Parcel	0.107	268,200		358,700	626,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 423.01 | /Parcel: 423.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 23021

GIS Ref

GIS Ref

Insp Date 08/15/16

!2741!

PREVIOUS ASSESSMENT

Parcel ID 033.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	268,200	0	4,680.	358,700	626,900	626,900	Year End Roll	12/18/2019
2019	101	FV	232,000	0	4,680.	325,000	557,000	557,000	Year End Roll	1/3/2019
2018	101	FV	232,000	0	4,680.	308,200	540,200	540,200	Year End Roll	12/20/2017
2017	101	FV	232,000	0	4,680.	269,000	501,000	501,000	Year End Roll	1/3/2017
2016	101	FV	218,600	0	4,680.	229,800	448,400	448,400	Year End	1/4/2016
2015	101	FV	140,700	0	4,680.	213,000	353,700	353,700	Year End Roll	12/11/2014
2014	101	FV	140,700	0	4,680.	176,500	317,200	317,200	Year End Roll	12/16/2013
2013	101	FV	140,700	0	4,680.	168,100	308,800	308,800		12/13/2012

PRINT

Date	Time
12/10/20	18:05:54

LAST REV

Date	Time
09/07/16	12:58:46

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2741

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ANDERSON JAMES	53603-3		9/29/2009		342,000	No	No		
ANDERSON JAMES	44205-417		12/1/2004	Family	1	No	No		
ANDERSON JAMES	23458-532		7/26/1993		1	No	No		A

USER DEFINED

Prior Id # 1:	23021
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/25/2014	1598	Renovate	49,785					Finish attic, 2 b
9/16/2009	849	Re-Roof	6,400					

ACTIVITY INFORMATION

Date	Result	By	Name
8/15/2016	Meas/Inspect	DGM	D Mann
8/15/2016	Permit Visit	DGM	D Mann
9/1/2015	Permit Insp	PC	PHIL C
5/15/2009	Measured	189	PATRIOT
2/17/2000	Meas/Inspect	264	PATRIOT
8/10/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4680		Sq. Ft.	Site		0	64.	1.20	3									358,657						358,700	

Total AC/HA: 0.10744 | Total SF/SM: 4680 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 358,657 | Spl Credit | Total: 358,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	120.273
Other Features:	82000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	300632
Depreciation:	32468
Depreciated Total:	268164

COMMENTS

NO ACCESS BMT GAR.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

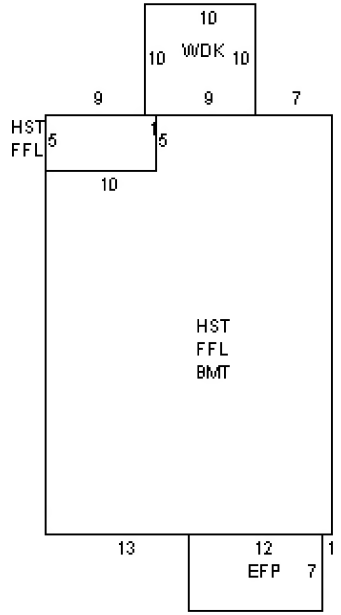
No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	120.27
Special Features:	0	Val/Su Net:	103.00
Final Total:	268200	Val/Su SzAd	180.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	988	120.270	118,830
BMT	Basement	938	36.080	33,845
HST	Half Story	494	120.270	59,415
WDK	Deck	100	15.840	1,584
EFP	Enclos Porch	84	59.030	4,959
	Net Sketched Area:	2,604	Total:	218,633
Size Ad	1482	Gross Are	3098	FinArea 1482

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

033.0-0004-0003.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: